



TOWN OF WEST HARTFORD

DEPARTMENT OF COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
TOWN OF WEST HARTFORD  
50 SOUTH MAIN STREET  
WEST HARTFORD, CT 06107-2431  
TEL: 860.561.7555 FAX: 860.561.7504  
[www.westhartfordct.gov](http://www.westhartfordct.gov)

# 17.  
5/6/19

PERMIT APPLICATION FOR INLAND WETLANDS & WATERCOURSES  
ACTIVITY: (check one of the following)

☐ MAP AMENDMENT

☒ REGULATED ACTIVITY

File #: IWW # 1059-R1-19

Date Received: 3/22/19

Street Address of Proposed Activity: 180 Wood Pond Rd

Zone: \_\_\_\_\_ Acreage/Lot Area: \_\_\_\_\_ Parcel/Lot#: \_\_\_\_\_

Application Fee: \$170.00 Surcharge Fee: \$60.00 Affidavit Fee: On Significance

Applicant's Interest in Property: Consultant engineer to the owner.

Brief Description of Proposed Activity: Stabilization and reinforcement of a portion  
of eroded Woodridge Lake shoreline and maintenance of shoreline wall

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. *Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)*

Penfield Jarvis

Record Owner's Name

195 Bloomfield Avenue

Street

W. Htfd CT 06117  
City State Zip

(860) 523-1067  
Telephone #

Contact Person:

Gregory Hunt

Name

98 Wadsworth Street  
Street

Hartford CT 06106  
City State Zip

(860) 527-2677  
Telephone #

ghunt@buckandbuck.net  
Email Address

Gregory Hunt

Applicant's Name

98 Wadsworth St.

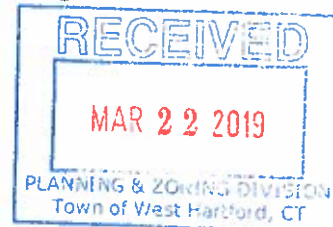
Street

Hartford CT 06106  
City State Zip

(860) 527-2677  
Telephone #

Gregory B. Hunt  
Applicant's Signature

[Signature]  
Signature of Owner/Authorized Agent



**Shoreline Stabilization  
Jarvis Residence  
180 Wood Pond Rd  
West Hartford, CT  
February 8, 2019  
Revised April 23, 2019**



**Narrative-**

The original house at 180 Wood Pond Road was built in 1954 and was razed in January 2019 to allow a new home to be constructed on the property. A wetland Map amendment was previously approved in March 2017 as part of this project under Application IWW #1058. A second application (IWW #1059) was conditionally approved at the same time as the map amendment which permitted construction of the house and the other site improvements but specifically excluded the shoreline stabilization being sought in this application. The Building Permit issued for the house and site is number PRBD20180005745.

The shoreline of the property is partially eroded with the existing bank having been undercut by wave action on Woodridge Lake and an existing stone masonry wall along the shoreline has had some of its stones displaced by the freeze thaw cycles over the years. If left unrepaired the existing adjacent slopes will likely collapse into the lake in the future. The condition of the shoreline is demonstrated in the following photographs:



Eroded Bank facing East from the Cove towards the Lake (Photo 1)



Eroded Bank from Across the Cove (Photo 2)



Eroded Bank facing South (Photo 3)





Eroded Bank facing North with Low Lake Level (Photo 4)

#### **Proposed Repair-**

The proposed repair is to pack the undercut portions of shoreline with  $\frac{3}{4}$ " crushed stone and facing the surface with modified rip-rap as shown on the section on the site plan included with this application. The proposed material will be placed by hand on the existing surface from wheel barrows or buckets on approximately 120 feet of the shoreline. The stabilization will require about 3 cubic yards of  $\frac{3}{4}$ " crushed stone and 6 cubic yards of rip-rap. Note that a majority of the repair is below the normal water surface of the lake.

Work will need to be completed during the fall/winter draw down when the lake bottom is sufficiently exposed in the cove and along the shoreline to allow a work surface and access to the area. Access to the work area will be across the gradual sloped lawn and through the cove with wheel barrows and either by the existing stairs to lake or through the cove with hand carried materials.

### **Existing Wall Repair-**

There are existing stone walls along the shoreline that are also in need of repair.



Looking south from neighbors property (Photo 5)



Looking south from stairs to lake. This wall is generally in good shape and is indicative of the appearance of the repaired walls. (Photo 6)





Looking north from stairs to lake  
Note stones that have been displaced and need to be reset  
(Photo 7)

#### **Repair-**

A mason will need to reset the stones when the lake is at a low level and the lake bottom is exposed. Low lake levels can occur during the fall draw down or periods of little rainfall. It is not anticipated that any material will need to be removed to repair the wall, but if it is necessary the material will be removed from the site. No material shall be disposed of within the lake. Any missing stones that need replacement shall be replaced with stones salvaged from the existing walls being removed for the previously approved house reconstruction occurring on the site.

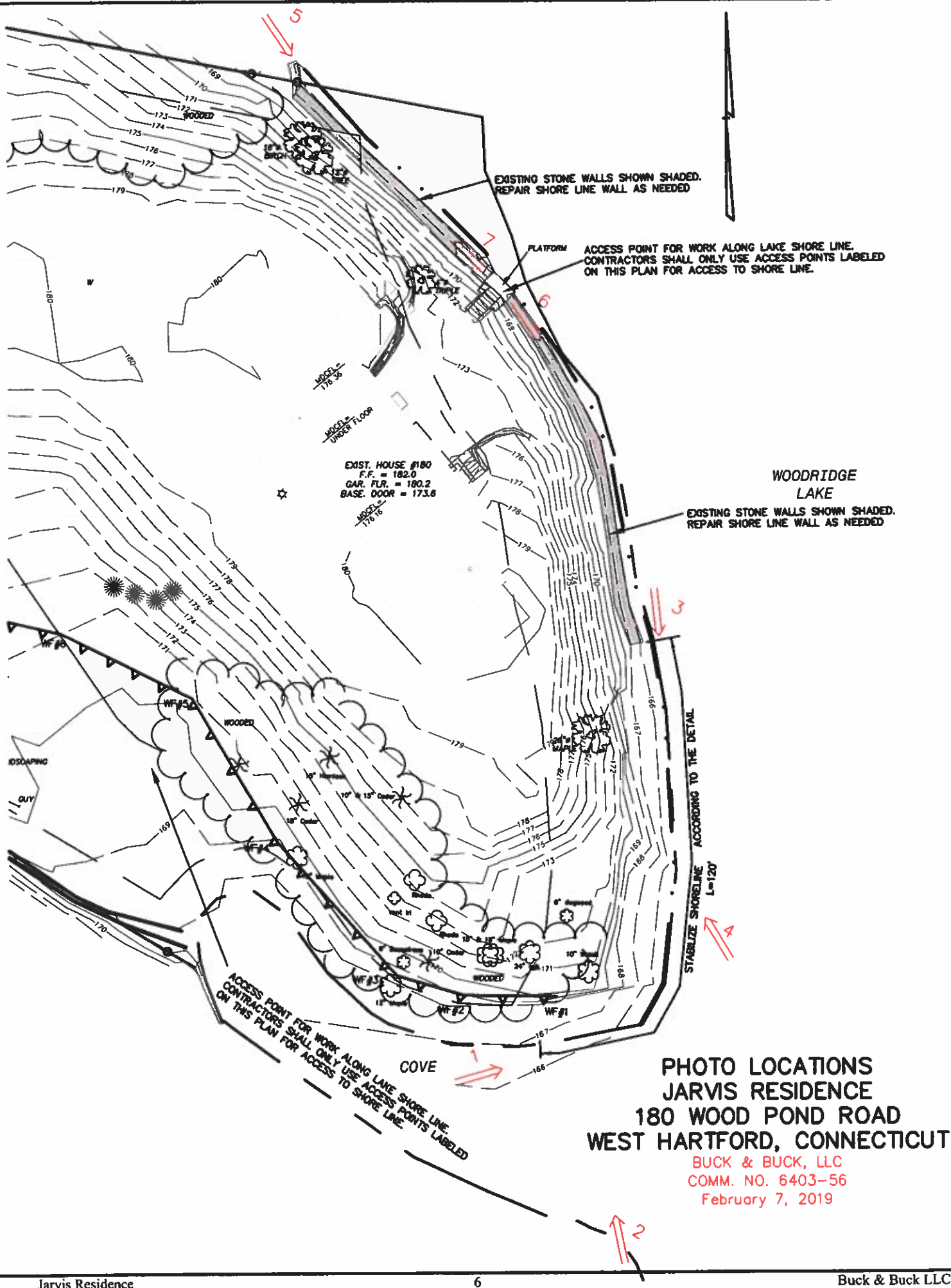
#### **Alternatives-**

Alternatives considered for the shoreline stabilization include the following:

- Building a masonry wall to match the walls adjacent to the eroded area. This option was dismissed because the wall would require equipment (excavators etc.) to go into the lake area and excavate to undisturbed natural material to build the wall on. It was decided that this option would cause too much disturbance and would require the lake to be drawn down for an extended period of time.
- Fill the eroded area with sand and gravel and anchor coir logs (coconut fiber wrapped in a twine net) at the waterline. Sprigs of various types of woody vegetation would be stuck through the coir log into the soil below which would hopefully take root. This was rejected because of the uncertainty of how the logs would behave at higher lake water levels and the long period of time it would take to become established vegetation.

Repairing the masonry walls was all that was considered for the existing walls along the shoreline

S:\6000dwg\6403-Jarvis\6403-56 180 WOOD POND HOUSE\180 Wood Pond - riprap shore.dwg 3/5/2019 10:37:15 AM EST



**Abutter List-**

MOSS LINDA H + ROBERT  
174 WOOD POND ROAD  
WEST HARTFORD, CT 06107

HENRY STEPHEN A  
175 WOOD POND ROAD  
WEST HARTFORD, CT 06107

GRABOWSKI MAUREEN D + CHESTER J JR  
179 WOOD POND ROAD  
WEST HARTFORD, CT 06107

HARP ELSIE H  
184 WOOD POND ROAD  
WEST HARTFORD, CT 06107

BREWER, DONNA L & MCGAHIE, PETER L  
185 WOOD POND ROAD  
WEST HARTFORD, CT 06107



## Abutters



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

Town of West Hartford, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 8/1/2018  
Data updated Daily



Biodiversity Studies • Wetland Delineation & Assessment • Habitat Management • GIS Mapping • Permitting • Forestry

March 20, 2019

Mr. Greg Hunt  
Buck and Buck Engineers  
98 Wadsworth Street  
Hartford, CT

RE: 180 Wood Pond Road  
West Hartford, CT

Dear Mr. Hunt:

I am writing to report the results of my recent investigations regarding the impact on wetlands and watercourses of the proposed shoreline stabilization measures. The site is a  $\pm 1.219$  acre lot on the west side of Woodridge Lake, which was originally developed with a single family home in 1954. An application to demolish the original home was approved in March 2017 (IWW #1059). The house was demolished in January of this year. IWW #1059 specifically excluded shoreline stabilization, for which the current application seeks approval.

An intermittent watercourse and associated wetland drains easterly across the southern portion of the lot into Woodridge Lake. The existing home was developed many years ago, and there is essentially no native habitat on the lot. The area along the intermittent watercourse is virtually a mono-culture of pachysandra. The shoreline of the lake in this area is steep and has been armored with a low brownstone wall. In some areas the wall is in good condition. In other areas the wall is deteriorated due to numerous freeze-thaw cycles and/or the action of tree roots. The southern-most portion of the lot near the lake is very steeply sloping and in some areas, trees have fallen or been removed. The undercut banks and bare soil represent a source of eroded sediment which impairs the water quality of the lake. If this condition is not remedied, the adjacent slopes will collapse into the lake and expose additional bare soil to erosion. Potentially, the integrity of the new home could be threatened.

Your current plans propose two activities to remedy this condition:

1. Placing crushed stone in undercut portions of the shoreline and facing the surface of the stone with modified rip-rap along approximately 120 linear feet of shoreline. A total of approximately 3 cubic yards of crushed stone and 6 cubic yards of rip-rap are required to stabilize this area. An

alternative stabilization method using sand and gravel faced with coir logs and vegetation was considered not to be prudent because it had been previously rejected by the Commission.

2. Re-setting portions of the existing stone wall. The stones that have been displaced over the years will be recovered and re-set by a mason during periods of low lake level when the bottom adjacent to the site is exposed. No other material will be removed and no material will be placed in the lake. Any stones that cannot be recovered from the lake will be replaced with stones from existing stone walls that have been removed to accommodate the previously approved new home construction. The alternative of extending the existing wall southerly was considered and rejected because it would require extended drawdown of the lake and the operation of heavy machinery on the lake bottom.

It is my professional opinion that the proposed shoreline stabilization and wall repair will protect the new home, eliminate erosion and sedimentation into the lake and have no adverse impacts on wetlands or watercourses. As such it represents an improvement over existing conditions.

Yours truly,

A handwritten signature in black ink, appearing to read 'MS Klein', with a stylized flourish at the end.

Michael S. Klein  
Professional Soil Scientist  
Professional Wetland Scientist



**Statewide Inland Wetlands & Watercourses Activity Reporting Form***Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:**DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3<sup>rd</sup> Floor, Hartford, CT 06106**Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.***PART I: Must Be Completed By The Inland Wetlands Agency**

1. DATE ACTION WAS TAKEN: year: \_\_\_\_\_ month: \_\_\_\_\_
2. ACTION TAKEN (see instructions, only use one code): \_\_\_\_\_
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(print name) \_\_\_\_\_ (signature) \_\_\_\_\_

**PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant**

5. TOWN IN WHICH THE ACTION IS OCCURRING (print name): West Hartford  
does this project cross municipal boundaries (check one)? yes ☐ no ☒  
if yes, list the other town(s) in which the action is occurring (print name(s)): \_\_\_\_\_
6. LOCATION (see instructions for information): USGS quad name: Avon or number: 36  
subregional drainage basin number: 4403
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): \_\_\_\_\_
8. NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 180 Wood Pond Road  
briefly describe the action/project/activity (check and print information): temporary ☒ permanent ☐ description: Restoration  
and stabilization of 120 LF of Woodridge Lake shoreline.
9. ACTIVITY PURPOSE CODE (see instructions, only use one code): J
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 5, \_\_\_\_\_, \_\_\_\_\_
11. WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):  
wetlands: 0 acres open water body: 0.0055 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 0 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

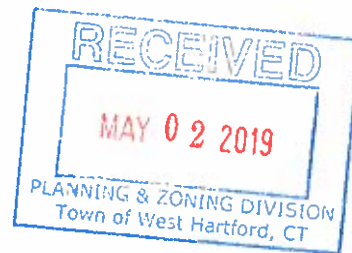
**PART III: To Be Completed By The DEEP**

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

**Agenda**  
**Town of West Hartford**  
**Conservation and Environment Commission**  
**Meeting Agenda**  
**April 29, 2019, 7:00 PM**  
**Town Hall, Council Chambers, Room 314**



1. Roll Call, Commission members present and absent – Meeting called to order at 7:03 P.M. Members present: Stefanie Keohane; Jessica Schaeffer-Helmecki; Ted Newton; Matt Macunas; Emilee Scott; Emily Graner-Sexton; Liz Wilcox.
2. Approval of CEC Meeting Minutes from March 25, 2019 – motion by Newton, second by Graner-Sexton.
3. New Business:

- **180 Pond Road – IWW bank stabilization** – Application (IWW# 1059-R1-19) of Penfield Jarvis R.O., Gregory Hunt P.E., requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Woodridge Lake). The applicant is proposing the stabilization and reinforcement of approximately 120 feet of eroded shoreline with approximately 3 cubic yards of 3/4" crushed stone and 6 cubic yards of rip rap. The proposal also includes the resetting and repair of approximately 155 feet of an existing stone wall along the shoreline. Work is proposed during the drawdown period of Woodridge Lake. (Submitted for IWWA receipt on April 1, 2019.)

Greg Hunt of Buck & Buck Engineers, LLC appeared on behalf of property owners. The CEC heard an application from this property during its February 27, 2017 meeting. This unrelated application pertaining to structures on the property but not at the shoreline had been approved. A noted difference from meeting notes of February 2017 was the intent to use coir logs had since changed to a strategy to reinforce eroded shoreline using rip rap.

Applicant proposes to straighten a stone wall on shore perimeter that had been pushed out by frost heaving. Existing shoreline is undercut by as much as 30 inches. Applicant proposes to pack the undercut with stone and armor around it with rip rap.

Applicant has no plans for large mechanical equipment. Lake drawdown tends to occur between the end of October and December; estimated time for work completion is three weeks. Notifications had been mailed out to abutters 1.5 weeks ago; One property owner had responded and with positive sentiments.

4. Other business – The CEC discussed potential future plans and collaboration opportunities for the Commission pertaining largely to its scope of activities, and agreed to continue exploring and fact-finding.
5. Meeting Adjournment – motion by Graner-Sexton, second by Keohane at 7:57 P.M.

**ELWYN & ELSIE HARP**

**184 Wood Pond Road  
West Hartford, CT 06107**



April 29, 2019

Mr. Todd Dumais, Town Planner  
Town of West Hartford  
50 South Main Street  
West Hartford, CT 06107-2431

Ref: 180 Wood Pond Road  
IWW #1059-R1-19

Dear Mr. Dumais,

Thank you for your notification of a public hearing scheduled for May 6, 2019 regarding the above-referenced approval request.

We will not be at the meeting, but do support the application for it's necessary purpose.

We look forward to having new neighbors and thank you for your diligent planning work.

Sincerely,

A handwritten signature in blue ink that reads "Elwyn &amp; Elsie Harp". The signature is written in a cursive, flowing style.

Elwyn & Elsie Harp



## Robert Gosselin

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**From:** Todd Dumais  
**Sent:** Wednesday, April 24, 2019 9:21 AM  
**To:** Robert Gosselin  
**Cc:** Catherine Dorau  
**Subject:** FW: [EXTERNAL SENDER] Re: Notification to the Woodridge Lake Property Owners' Association of a Land Use Application - 180 Wood Pond

Please print for the file.

Todd Dumais  
Town Planner  
Town of West Hartford  
Department of Community Development : Planning & Zoning Division



**From:** wink4750 [mailto:wink4750@gmail.com]  
**Sent:** Tuesday, April 23, 2019 6:17 PM  
**To:** Todd Dumais <Todd.Dumais@WestHartfordCT.gov>  
**Subject:** [EXTERNAL SENDER] Re: Notification to the Woodridge Lake Property Owners' Association of a Land Use Application - 180 Wood Pond

The Woodridge Lake Association has reviewed the plan with the owner and his consultant and have no concerns about the proposed work plan

Ronald Van Winkle  
President

Sent from my Verizon Samsung Galaxy smartphone

----- Original message -----

**From:** Todd Dumais <[Todd.Dumais@WestHartfordCT.gov](mailto:Todd.Dumais@WestHartfordCT.gov)>  
**Date:** 4/5/19 2:39 PM (GMT-05:00)  
**To:** "'Vanwinkle03@comcast.net'" <[Vanwinkle03@comcast.net](mailto:Vanwinkle03@comcast.net)>, "'Wink4750@gmail.com'" <[Wink4750@gmail.com](mailto:Wink4750@gmail.com)>  
**Cc:** Catherine Dorau <[cdorau@WestHartfordCT.gov](mailto:cdorau@WestHartfordCT.gov)>  
**Subject:** Notification to the Woodridge Lake Property Owners' Association of a Land Use Application - 180 Wood Pond

Good Afternoon Ron,

**BUCK & BUCK, LLC**

**E N G I N E E R S**

98 WADSWORTH STREET, HARTFORD, CONNECTICUT 06106  
TELEPHONE 860-527-2677  
FAX 860-527-7100

JAMES A. THOMPSON  
WILLIAM B. ASTON  
DOUGLAS E. ELLIS  
GREGORY B. HUNT

HENRY WOLCOTT BUCK  
1931-1965  
ROBINSON D. BUCK  
1935-1959  
ROBINSON W. BUCK  
1962-2001  
LAWRENCE F. BUCK  
1966-2012

Comm. 6403-56

April 23, 2019

Catherine Dorau, Associate Planner  
Town of West Hartford  
50 South Main Street  
West Hartford, CT 06107



Reference: 180 Wood Pond Road – IWW # 1059-R1-19

Dear Catherine,

This letter is in response to the Engineering Department Comments in the letter of April 3, 2019 from Charles Guarino, Civil Engineer.

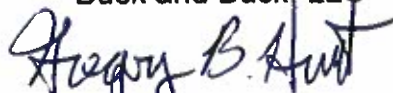
1. The house location was approved with the earlier application and is currently under construction. The slope adjacent to lake will not be supporting the house because the footings are below the basement floor which is well below the ground surface at the top of the slope. The slope created by a line from the bottom of the footing to the closest edge of normal water surface (outlet spillway elevation) is nearly 5:1 and the closest shoreline point is already protected by the existing shoreline stone walls as well.

The stability of the existing slope will not change and should not be a problem as long as the erosion at the waterline is repaired according to the plan and not allowed to collapse into the lake. The existing slope has a well-established vegetative cover that is not to be disturbed during any of the construction and has not shown signs of surface erosion at anytime since the Jarvis family purchased the property in 1999.

2. The work will be done during a period of low water when the lake bottom is sufficiently exposed along the shoreline which usually occurs during the fall/ winter draw down.

Sincerely yours,

Buck and Buck, LLC

  
Gregory B. Hunt

**BUCK & BUCK, LLC**  
**E N G I N E E R S**

98 WADSWORTH STREET, HARTFORD, CONNECTICUT 06106  
TELEPHONE 860-527-2677  
FAX 860-527-7100

JAMES A. THOMPSON  
WILLIAM B. ASTON  
DOUGLAS E. ELLIS  
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1931-1965  
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ROBINSON W. BUCK  
1962-2001  
LAWRENCE F. BUCK  
1966-2012

Comm. 6403-56

April 23, 2019

Todd Dumais, Town Planner  
Town of West Hartford  
50 South Main Street  
West Hartford, CT 06107



Reference: 180 Wood Pond Road – IWW # 1059-R1-19

Dear Todd,

This letter is in response to the Planning Department Comments in your email of April 17.

1. *Where are the construction access points for the shoreline stabilization work? This information should be depicted on the plans and described in detail in the project narrative.*

Ans: The access points are noted on the plans. They are either the stairs or into the cove where the lawn has a more gradual slope to the shoreline.

2. *How will the 3 cubic yards of stone and 6 cubic yards of rip-rap be delivered to the work area? (Please provide a detail/description of the type of equipment to be used)*

Ans: The material will be delivered through the access points labeled on the plans in wheel barrows and/or buckets as noted on page 3 of the narrative. A note has been added on the drawing stating that material is to be delivered in buckets or wheel barrows. It is felt that larger mechanical equipment will cause too much disturbance and likely would not be supported by the lake bottom.

3. *All excess material should be removed from site and noted as such on the plan. The current narrative, on page 5 – under 'Repair', references the disposing of unnecessary material in an upland, this reference should be eliminated.*

Ans: A note has been added to the plan stating any material that needs to be removed shall be disposed of offsite. It should be noted that no excavation is being proposed with this plan. Page five of the narrative has also been revised.

4. *Please identify all trees along the shoreline in the area of disturbance and they should be marked "To Remain." In addition, please identify all tree stumps to remain.*

Ans: No excavation or tree/stump removal is proposed. The existing slope is not to be disturbed. Surveyed trees have been added to the plan.



TO Todd Dumais, Town Planner

PAGE 2

DATE April 23, 2019

COMM 6403-56

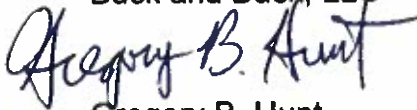
5. *Please provide an update from the Woodridge Lake Association on any comments they have regarding the application.*

Ans: Mr. Jarvis and I met with Mr. Ron Van Winkle, the president, and other representatives of the Lake Association on the evening of Tuesday April 16, 2019. The only question asked during the meeting was about the size of the rip rap. Mr. Van Winkle said that he will be sending a letter directly to the town.

6. *Has the applicant contacted the abutting property owners to discuss this application? If not, it is strongly encouraged they do so and provide documentation of such outreach efforts prior to the public hearing.*

Ans: A letter with a map has been mailed to adjacent property owners. Any responses will be reported to the town.

Sincerely yours,  
Buck and Buck, LLC

  
Gregory B. Hunt



## Todd Dumais

---

**From:** Todd Dumais  
**Sent:** Wednesday, April 17, 2019 4:28 PM  
**To:** 'ghunt@buckandbuck.net'  
**Cc:** Catherine Dorau; Robert Gosselin  
**Subject:** FW: 180 Wood Pond Road - Wetland Comments

Good Afternoon Mr. Hunt,

Please find the following review comments from the Planning Division for your client's Inland Wetlands and Watercourses (IWW) regulated activity application for the repair and stabilization of the pond bank at 180 Wood Pond Road.

1. Where are the construction access points for the shoreline stabilization work? This information should be depicted on the plans and described in detail in the project narrative.
2. How will the 3 cubic yards of stone and 6 cubic yards of rip-rap be delivered to the work area? (Please provide a detail/description of the type of equipment to be used)
3. All excess material should be removed from site and noted as such on the plan. The current narrative, on page 5 – under 'Repair', references the disposing of unnecessary material in an upland, this reference should be eliminated.
4. Please identify all trees along the shoreline in the area of disturbance and they should be marked "To Remain." In addition, please identify all tree stumps to remain.
5. Please provide an update from the Woodridge Lake Association on any comments they have regarding the application.
6. Has the applicant contacted the abutting property owners to discuss this application? If not, it is strongly encouraged they do so and provide documentation of such outreach efforts prior to the public hearing.

The above generated review comments were based on the following submitted plans and information:

- Plans titled "Wetland Activity Jarvis Residence 180 Wood Pond Road West Hartford CT date 2.8.19 prepared by Buck and Buck LLC Engineers.
- Narrative: Shoreline Stabilization Jarvis Residence dated 2.8.19, prepared by Buck and Buck, LLC Engineers.
- Davis Environmental Report Dated 3.20.19 prepared by Michael Klein.

An electronic copy and two reduced 11x17 copies of all revisions and responses to the above noted comments should be submitted to the Planning and Zoning Division **not later than April 26<sup>th</sup>**.

In addition, and as a reminder, it is suggested that the applicant attend the Conservation and Environment Commission meeting on Monday, April 26<sup>th</sup> at Town Hall, Room 314 at 7:00 p.m. to present the application. This is a referral by the IWWA to the CEC comments on the proposed work.

If you have any questions on the above, do not hesitate to contact me,

Best regards,

Todd Dumais  
Town Planner  
Town of West Hartford  
Department of Community Development : Planning & Zoning Division

30 South Main Street | West Hartford, CT 06107 | T 860.561.7556 | F 860.561.7504

April 3, 2019



TO: Catherine Dorau, Associate Planner

FROM: Charles R. Guarino, Civil Engineer II *CRG*

SUBJECT: 180 Wood Pond Road

Based on my review of the following:

- Plans titled "Wetland Activity Jarvis Residence 180 Wood Pond Road West Hartford, CT Date 2/8/19" prepared by Buck & Buck LLC Engineers.
- Shoreline Stabilization Jarvis Residence dated 2/8/2019, prepared by Buck & Buck LLC Engineers.
- Davis Environmental Report dated 3/20/2019 prepared by Michael Klein.

I offer the following engineering comments:

1. The environmental report states if the undercut banks are not remedied, the adjacent slopes will collapse and potentially threaten the integrity of the new house. In my 3/6/2017 (2 years ago) review for the new house it was noted that given the slope is very steep (1:1) it is likely slope stability will become a problem in the future and recommended the new house should be moved farther from the lake. It is my opinion that slope stability of a (1 horizontal to 1 vertical) slope will continue to be problematic.
2. As noted on the plans the shoreline stabilization shall occur during the fall/winter draw down.

CRG:sr

C: Duane J. Martin, P.E., Town Engineer



TOWN OF WEST HARTFORD 50 SOUTH MAIN STREET  
WEST HARTFORD, CONNECTICUT 06107-2431  
(860) 561-7540 FAX: (860) 561-7551  
[www.westhartford.org](http://www.westhartford.org)